
Site Address:	16 Bridgefoot Path, Emsworth, PO10 7EA		
Proposal:	Loft conversion to include front and rear dormers.		
Application No:	APP/17/01107	Expiry Date:	13/12/2017
Applicant:	Mr Packer		
Agent:	Mr Mousley	Case Officer:	Bee Crawford
	Bob Mousley Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey mid terraced cottage with a brown tiled pitched roof and elevations of red multibrick situated in Emsworth Conservation Area. The site is level with an area of paving and shrubs to the front, enclosed with fencing and a flint wall. A shared access from School Lane leads to the rear garden which is predominantly paved with shrub beds and a raised patio area, enclosed by fencing and a wall 1.6 metres in height.
- 1.2 The adjoining two storey end of terraced cottages are to the north and south, the side aspect of a two storey semi-detached property in School Lane is to the rear and two storey terraced properties are opposite, beyond Emsworth Mill Pond. The area is of medium density with two storey semi-detached and terraced properties of similar and different age, style and design. Bridgefoot Path is residential in character and reflects the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a loft conversion to include front and rear dormers.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation Objection.

Following a site visit made 31.10.17 and having regard to the Policy framework* below, the design of rear dormer, when viewed from School Lane is considered to be too large/wide.

Notwithstanding a similar sized dormer window at No. 15 Bridgefoot Path, which is largely screened by the roof to the rear projection of No.s 15/16, the proposed rear dormer would be highly visible and could present a precedent for owners of No. 17 to follow suit with a similar inappropriate design.

Attractive red brick/clay tiled terrace of dwellings facing the Mill Pond and whose rear elevation is clearly visible when walking down School Lane, within the Emsworth Conservation Area.

There are a variety of dormer windows in the area, including No. 15. Somewhat unusually, the front dormer to No. 15 sits underneath the lowest brickwork of a chimney stack on the roof, but is at least central under that feature and vertically aligns with fenestration beneath it. (It is noted that Living Space have not properly recorded the bay window within the drawings prepared). I note from 07/71887/001, the original intention would have been to have greater separation between the front dormer roof and bottom of the retained chimney. It would seem 07/71887/001 was partly implemented as the front bay window has been built out.

Under APP/10/01022, the design of the front dormer was altered and showed the chimney stack removed. Whilst the height of the front dormer seems to be as approved under APP/10/01022, the chimney was not removed and results in a strange juxtaposition between itself and the dormer (further amended plan (PL01 Rev A) is noted on the webpages though showing the chimney retained, the dormer not centrally aligned under it and the width of the rear dormer reduced. APP/10/01022 also consented the rear dormer. The case officer report is not on-line so it is difficult to understand how the rear dormer was reasoned acceptable, being as permitted development rights for dormers do not apply in Conservation Areas.

The proposed front dormer at No. 16 would not vertically align under the chimney stack, but would at least align vertically with the central line of fenestration beneath it. The application form says the applicant is seeking to match the fenestration of No. 15s dormer window in white UPVc materials.

As the terrace is wholly in UPVc, there can be little objection to that material. Use of a lead roof and plain clay tiles to the dormer cheeks is also supported.

It is concluded that the rear dormer works would neither preserve nor enhance the character and appearance of this part of the Emsworth Conservation Area and thus detract from the natural beauty of this part of the Chichester Harbour AONB.

Officer Comment

Whilst the above comments are noted, the proposal is similar to the scheme granted under APP/10/01022 for the adjoining property at number 15, albeit the proposed rear dormer is slightly larger. The design is comparable and the heights of the proposed and existing front and rear dormers match those of the neighbouring property. It is therefore considered that given the existing development at number 15, it would be

difficult to constitute a defensible reason for refusal of the current application.

Conservation Officer

Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that, with respect to any buildings or land within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The rear flat roof dormer is not an ideal design. However, due to its position on the rear of the roof slope it would not be highly visible from the street scene or the view of the conservation area. A precedent of flat roof dormer windows has already been set in the past and two are in clear view on the adjacent property at No. 5 School Lane and the next door neighbour at 15 Bridgefoot Path.

Although these are not examples which should be replicated, particularly in view of current design policies, it would be difficult to justify a refusal for a similar structure which is by no means anywhere near as visible, if at all, from the street scene. It is therefore not considered that the rear flat roof dormer would have an adverse impact on the visual amenity of the street scene or character of the conservation area.

Although small I would also normally try to refrain from allowing a flat front roof dormer. However, as with the rear dormer other examples of small front dormer windows have been granted permission in the area and as such I have no objection.

Condition:

Material Samples submitted for roofing materials and external facing.

NB: Condition recommended

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: Not applicable.

Statutory advertisement: 03/11/2017

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design
- (iii) Effect on conservation area
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design

- 7.3 The proposed front dormer would be visible from the public realm and the rear dormer would be partially visible from School Lane. Whilst the flat roof design would not generally be considered appropriate, a precedent has been set by the development at the adjoining property at number 15. It is also noted the dormers are of a modest size, set well below the ridge height and above the eaves as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building. The design accords with the dormers at the adjoining property, and it is considered it would be inappropriate to now resist the proposal for its impact in street scene terms.
- 7.4 Whilst there is an increase in the number of bedrooms from three to four, this additional bedroom could be provided within the roof space without the dormers, under the allowances for permitted development. It is therefore considered unreasonable in this instance for the requirement of a condition to provide an additional parking space.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on conservation area

- 7.6 The property is an unlisted building in Emsworth Conservation Area and the proposal is for the provision of a small front dormer and larger dormer to the rear. Whilst the proposal would be visible from the public realm, the neighbouring property benefits from a similar development and it is therefore deemed any impact on the Conservation Area would be minimal. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The Council's Principal Conservation Officer raised no objection to the scheme.

(iii) Effect on neighbouring properties

- 7.7 There are no side windows in the proposed new dormers which are set below the ridge of the roof, and are consequently unlikely to appear dominant. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although the floor plans indicate the windows are to serve a bathroom and landing area. It is therefore considered any additional overlooking to the neighbouring properties would be negligible. The properties opposite and to the rear are deemed to be a sufficient distance away from the application site.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01107 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding any details and / or samples originally provided, no development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all roofing materials and external facing (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. EP01-0, 1, 2/EE01-1, 2, 3 Existing floor and elevations plan

Drg no. PP01-0, 1, 2/PE01-1, 2, 3S Proposed floor and elevations plan

Drg no. PE01-2, 2R, 3, 4 Proposed elevations plan

Design and access statement

Reason: - To ensure provision of a satisfactory development.